

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Town Planning - Nizamabad Municipal Corporation - Certain variation to the Master Plan - Change of land use from Industrial use zone to Commercial use in S.No.224, Nizamabad Village situated at Phuong Area, Hyderabad Road, Nizamabad Municipal Corporation to an extent of 627.09 Sq.Mtrs., - Draft variation - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 549.

Dated:20-12-2010.

Read the following:-

1. G.O.Ms.No.46 MA., dated 15.2.1974.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5896/2009/H, dated 16.09.2009.
3. Government Memo. No.16048/H1/2009-1, Municipal Administration and Urban Development Department, dated 5.10.2009.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc. No.5896/2009/H, dated 30.1.2010.
5. Government Memo. No.16048/H1/2009-2, Municipal Administration and Urban Development Department, dated 11.2.2010.
6. From the Commissioner of Industries, Letter No.28/1/2009/0561, dated 19.2.2010.
7. Government Memo.No.16048/H1/2009-3, Municipal Administration and Urban Development Department, dated 11.5.2010.
8. .From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5896/2010/H, 15.6.2010.
9. From the Commissioner of Printing, A.P., Extraordinary Gazette No.221, Part-I, date 14.5.2010.
10. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5896/2010/H, 20.8.2010.
11. Government Memo.No.16048/H1/2009-4, Municipal Administration and Urban Development Department, dated 26.8.2010.
12. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5896/2010/H, 9.11.2010.
13. Government Memo.No.16048/H1/2009-5, Municipal Administration and Urban Development Department, dated 26.8.2010.
14. From the Commissioner, Nizamabad Municipal Corporation, Letter No.G1/3225/CLU/2009, dated 24.11.2010.
15. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.5896/2010/H, dated 29.11.2010 & 14-12-2010.

--- oOo ---

O R D E R:

The draft variation to the Nizamabad General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.46 MA., dated 15.2.1974 was issued in Government Memo. No. 16048/H1/2009-3, Municipal Administration and Urban Development Department, dated 11.5.2010 and published in the Extra-ordinary issue of A.P. Gazette No.221, Part-I, date 14.5.2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his

...2..

letter dated 29.11.2010 has stated that the Commissioner, Nizamabad Municipal Corporation has informed that the applicant has paid an amount of Rs.2,131/- (Rupees two thousand one hundred and thirty one only) towards conversion charges as per G.O.Ms.No.158., MA., dated 22.3.1996 and also paid penal charges and short fall open space charges (Total Rs.2,31,331/-) Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT(UD)**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Hyderabad,

The Municipal Commissioner, Nizamabad Municipal Corporation, Nizamabad District.

Copy to:

The individual through the Municipal Commissioner, Nizamabad Municipal Corporation, Nizamabad District.

The District Collector, Nizamabad District.

The Private Secretary to Minister for MA&UD.

SF/SC.

//FORWARDED ::BY:: ORDER//

SECTION OFFICER

**APPENDIX
NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nizamabad Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 221, Part-I, date 14.5.2010 as required by clause (b) of the said section.

VARIATION

The site in S.No.224, Nizamabad Village situated at Phulong Area, Hyderabad Road, Nizamabad Municipal Corporation to an extent of 627.09 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Nizamabad Town sanctioned in G.O.Ms.No.46 MA., dated 15.2.1974 is designated for Commercial use by variation of change of land use as marked as "ABC&D" shown in the revised part proposed land use map GTP.No.1/2010/H, which is available in Municipal Office, Nizamabad Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

...3...

2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
7. The applicant shall pay betterment charges as per rules.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : Land of Laxmi Saw Mill (converted into commercial use vide GTP.No.5/2007.)
- South : 25 feet wide private passage.
- East : Land of Siddamshetty Vimalamma.
- West : Land of 1.Sri Laxmi Kanth Rao Pawar, 2. Satish Pawar, 3.Subhash Pawar and 4.Digambar Pawar)

T.S.APPA RAO
PRINCIPAL SECRETARY TO GOVERNMENT(UD)

SECTION OFFICER